

**BOARD OF ZONING APPEALS AGENDA**  
**APRIL 14, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 14, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      SNSA, INC. D/B/A FAST EDDIE'S BILLIARD CAFE, SPA 95-V-031-03 Appl. under  
CD              Sect(s). 4-803 of the Zoning Ordinance amend SP 95-V-031 previously approved for  
Approved      billiard hall to permit the addition of a dance hall and change in permittee. Located at 6220  
Richmond Hwy. on approx. 2.84 ac. of land zoned C-8, CRD and HC. Mt. Vernon District.  
Tax Map 83-3 ((1)) 22C and 22D. (Admin. moved from 1/13/09 and 2/24/09 at appl. req.)
- 9:00 A.M.      CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the  
SC              Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located  
Admin.        at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District.  
Moved to      Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from  
4/21/09 at      2/24/09) (Moved from 3/3/09, inclement weather)  
appl. req.
- 9:00 A.M.      LYNN HARVEY TJEERDSMA, SP 2008-MV-085 Appl. under Sect(s). 8-914 of the Zoning  
SC              Ordinance to permit reduction to minimum yard requirements based on error in building  
Decision      location to permit addition and eave to remain 3.9 ft. from side lot line. Located at 2108  
Deferred to    Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1  
7/28/09        ((28)) (3) 15 (Concurrent with VC 2008-MV-006). (Decision deferred from 11/18/08 and  
1/27/09)
- 9:00 A.M.      LYNN HARVEY TJEERDSMA, VC 2008-MV-006 Appl. under Sect(s). 18-401 of the  
SC              Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located  
Decision      at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax  
Deferred to    Map 93-1 ((28)) (3) 15. (Concurrent with SP 2008-MV-085). (Decision deferred from  
7/28/09        11/18/08 and 1/27/09)
- 9:00 A.M.      JOSEPH TAHAN, SP 2009-SU-006 Appl. under Sect(s). 8-922 of the Zoning Ordinance to  
SC              permit reduction of certain yard requirements to permit construction of addition 16.0 ft.  
Approved      from side lot line. Located at 12516 Thompson Rd. on approx. 21,821 sq. ft. of land zoned  
R-1 and WS. Sully District. Tax Map 35-4 ((1)) 78.

- 9:00 A.M. TINA LE, SP 2009-LE-010 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 13.5 ft. from side lot line. Located at 7421 Renee St. on approx. 22,158 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((7)) 9.  
SC  
Approved
- 9:00 A.M. WILLIAM C. VEALE AND DEBORAH C. VEALE, SP 2008-SP-088 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction an addition 23 ft. from the rear lot line and an addition 18 ft. from the rear lot line and 5.0 ft. from side lot line such that side yards total 15.8 ft. Located at 9214 Bexleywood Ct. on approx. 9,744 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 246. (Decision deferred from 1/6/09)(Admin. moved from 3/3/09 for ads)  
SC  
Approved
- 9:00 A.M. AMY AND JEFFREY WILCOX, SP 2009-DR-008 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 11.5 ft. from side lot line. Located at 1709 Forest La. on approx. 11,240 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((9)) 2.  
DH  
Approved
- DH  
Admin.  
Moved to  
4/21/09 at  
appl. req.
- 9:00 A.M. ANTHONY NGUYEN, SP 2008-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit accessory dwelling unit. Located at 3811 Whispering La. on approx. 14,543 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 241. (Admin. moved from 2/10/09 and 3/31/09 at appl. req.)  
SJ  
Approved
- 9:30 A.M. SPRINGFIELD MASONIC LODGE 217 A.F. & A.M., A 2007-LE-017, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory storage structure without a valid building permit and is allowing the use of the property that is not in conformance with the limitations of Special Permit S-189-77 in violation of Zoning Ordinance provisions. Located at 7001 Backlick Rd. on approx. 1.45 ac. of land zoned R-1. Lee District. Tax Map 90-2 ((1)) 19. (Admin. moved from 8/7/07 and 11/6/07 at appl. req.) (Decision deferred from 2/26/08, 5/13/08, 6/17/08, and 12/16/08)  
DWH  
Decision  
Deferred to  
10/27/09 at  
appl. req.
- 9:30 A.M. RDA, INC., T/A EASTERNS AUTOMOTIVE GROUP, A 2008-PR-074 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing a storage yard to be operated on property in the C-7, H-C and SC Districts in violation of Zoning Ordinance provisions. Located at 8590 Leesburg Pi. on approx. 3.59 ac. of land zoned C-7, HC and SC. Providence District. Tax Map 29-3 ((1)) 54A.  
TD  
Dismissed
- 9:30 A.M. JOHN DENNIS HALL JR., CYNTHIA R. BAUSO, A 2008-LE-011 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining outdoor storage, have erected a fence in excess of four feet and an accessory storage structure all in the front yard, and are allowing the parking of a vehicle on the unpaved surface of the front yard on property in the R-4 District, all in violation of Zoning Ordinance provisions. Located at 3405 Austin Ct. on approx. 11,612 sq. ft. of land zoned R-4. Lee District. Tax Map 82-4 ((32)) 62. (Deferred from 7/1/08, 8/5/08, 10/7/08, and 1/6/09 at appl. req.)  
EO  
Continued  
to 7/7/09 at  
appl. req.

- 9:30 A.M. FLEET PROPERTIES, INC., A 2008-PR-035 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a Storage Yard, a Junk Yard, and a Contractor's Offices and Shops on property in the I-4 and I-5 Districts without site plan approval nor a valid Non-Residential Use Permit and is allowing overflow parking from Columbia College, Inc. on the property without an approved shared parking agreement, all in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Deferred from 9/23/08 and 1/13/09 at appl. req.)
- EO  
Continued  
to 7/7/09 at  
appl. req.
- 9:30 A.M. K&H LAWN SERVICES, INC., KRIS HJORT, BRAD HJORT, A 2008-PR-036 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a Contractor's Office and Shop on property in the I-4 and I-5 Districts without site plan approval nor a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 2726 Merrilee Dr. on approx. 43,562 sq. ft. of land zoned I-4 and I-5. Providence District. Tax Map 49-1 ((16)) 5. (Deferred from 9/23/08 and 1/13/09 at appl. req.)
- EO  
Continued  
to 7/7/09 at  
appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**